

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 8 of 27

* Resource Name or #: 938 Cheyenne Street

P1. Other Identifier: Map Reference No. 20

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 938 Cheyenne St City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-723-05; Legal Description: N TR 5340 LOT 30

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'U'-shaped in plan. The cross gable on hip roof is clad in composition shingles. The gables are accented with horizontal wood siding, and simple brackets accent the apex of the gable. The exterior walls are clad in smooth textured stucco, and the easterly bay is accented with vertical wood siding. The aluminum sliding windows appear to be original, and are accented with Colonial Revival style detailing. The westerly bay contains a two-car garage, with pivot door, and is accented with brick veneer to the water line. The primary entrance is recessed, at grade, and contains a wood with glazing door. Landscaping includes a brick retaining wall with large brick columns. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing northeast; 2/18/2010; Photo No.

P1030939.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1965 RealQuest.com

* P7. Owner and Address:

Kaiser Mathias P

938 Cheyenne St

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 9 of 27

* Resource Name or #: 948 Cheyenne Street

P1. Other Identifier: Map Reference No. 21

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 948 Cheyenne St City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-723-10; Legal Description: N TR 5340 LOT 25

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'U'-shaped in plan. The cross gable on hip roof, with clipped gables and boxed eaves, is clad in composition shingles. The exterior walls are clad in smooth textured stucco. The vinyl sliding windows are an alteration, and are accented with decorative panels similar to shutters. The northern bay is accented by a flower box that spans the façade. The southern bay contains a two-car garage, which is accented with brick veneer. The primary entrance is recessed and is at grade. Landscaping includes a brick retaining wall with low columns. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing northeast; 2/23/2010; Photo No.

P1030938.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1965 RealQuest.com

* P7. Owner and Address:

Vargas Juventino & Juanita

948 Cheyenne St

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 10 of 27

* Resource Name or #: 952 Cheyenne Street

P1. Other Identifier: Map Reference No. 22

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 952 Cheyenne St City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-723-12; Legal Description: N TR 5340 LOT 23

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style residence is 'L'-shaped in plan. The cross gable on hip roof is clad in composition shingles. The southeasterly gable is accented with a false beam in the apex of the gable. The exterior walls are clad in smooth textured stucco, and the southern end of the southeasterly bay is accented with vertical wood siding and stone veneer. It is not known if the aluminum sliding windows are original to the building. The primary entrance is recessed and at grade. An attached garage, with modern roll-up door, is located in the northwesterly bay. Landscaping includes stone planters. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing northeast; 2/18/2010; Photo No.

P1030937.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1965 RealQuest.com

* P7. Owner and Address:

Edwards Stephan W & Judith

952 Cheyenne St

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 11 of 27

* Resource Name or #: 956 Cheyenne Street

P1. Other Identifier: Map Reference No. 23

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 956 Cheyenne St City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-723-14; Legal Description: N TR 5340 LOT 21

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gable roof is clad in composition shingles. The southwesterly gable is accented with a band board and rafters. The exterior walls are clad in smooth textured stucco with T1-11 siding in the gable, which appears to be an alteration. The aluminum sliding windows appear to be original, and are accented with shutters. The primary entrance is recessed and not visible from the public right of way. The southeasterly bay is accented with battered false buttress walls. An attached garage, with modern roll-up door, is located in the southeasterly bay. Landscaping includes brick planters. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing northeast; 2/18/2010; Photo No.

P1030936.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1965 RealQuest.com

* P7. Owner and Address:

Edwards

956 Cheyenne St

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 12 of 27

* Resource Name or #: 1056 Concord Street

P1. Other Identifier: Map Reference No. 24

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 1056 Concord St City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-651-05; Legal Description: N TR 4536 LOT 46

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'U'-shaped in plan. The cross gabled on hip roof, with exposed rounded rafter tails, is clad in composition shingles. The front-facing gables are clad in horizontal wood siding. The exterior walls are clad in vertical wood siding and brick veneer. The eastern bay of the primary (southern) façade is accented with a projecting bay with corbels, and the bay is accented with decorative brackets. The windows in the projecting bay have been replaced with vinyl sash units and are accented with shutters. The primary entrance is recessed. The primary entryway is accented with smooth textured stucco, and a wood picket fence encloses the space. The wood pivoting garage door is accented with geometric-patterned false timbering. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing north; 2/23/2010; Photo No.

P1030948.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Sanchez Javier & Imelda T

1056 Concord St

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/23/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 13 of 27

* Resource Name or #: 1064 Concord Street

P1. Other Identifier: Map Reference No. 25

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 1064 Concord St City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-651-07; Legal Description: N TR 4536 LOT 48

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Ranch style building is 'L'-shaped in plan. The cross gabled roof, with boxed eaves, is clad in composition shingles. The front-facing gables are clad in horizontal wood siding, accented with cornice returns and corbels. The exterior walls are clad in board and batten siding, and brick veneer accents the doorway for the attached two-car garage. The windows were replaced with vinyl sliding and sash units at an unknown date. The primary entrance is accessed via a covered porch which spans the eastern bay of the primary (southern) façade. The porch roof is supported by square wood posts with decorative brackets. The wood pivoting garage door appears to be original, and is accented with panels which appear to be rectangular and half-lunette windows. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing north; 2/23/2010; Photo No.

P1030947.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Pasillas Richard

1064 Concord St

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/23/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 14 of 27

* Resource Name or #: 1072 Concord Street

P1. Other Identifier: Map Reference No. 26

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 1072 Concord St City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-651-09; Legal Description: N TR 4536 LOT 50

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'U'-shaped in plan. The cross gable on hip roof, with exposed rounded rafter tails, is clad in composition shingles. The front-facing gables are accented with minimal flowerbox ledges and horizontal wood siding. A brick chimney is located on the eastern end of the north face of the roof. The exterior walls are clad in vertical board and batten siding and brick veneer. The diamond-paned sliding windows appear to be original, and are accented by wood panels which hint at being shutters. The primary entrance is recessed, is at grade, and the entryway is accented with decorative brackets. The entryway is further accented with smooth textured stucco. Landscaping includes topiaries. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing north; 2/23/2010; Photo No.

P1030946.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Watari Shizuka

1072 Concord St

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/23/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 15 of 27

* Resource Name or #: 3143 Pierce Avenue

P1. Other Identifier: Map Reference No. 27

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 3143 Pierce Ave City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-651-10; Legal Description: N TR 4536 LOT 51

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Ranch style building is generally 'L'-shaped in plan. The hipped roof, with boxed eaves, is clad in composition shingles. A brick chimney is located on the east face of the roof. The exterior walls are clad in textured stucco, horizontal wood siding, and stone veneer. The windows in the bonus room above the garage have been replaced with vinyl sliding units, and the aluminum fixed-pane and sash windows on the ground floor appear to be original. The primary entrance is recessed and is at grade. An attached two-car garage, with roll-up door, is located at the western end of the primary (southern) façade. Landscaping includes a mature palm in the parkway. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing northeast; 2/18/2010; Photo No.

P1030945.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Hancock Matthew W & Michelle

3143 Pierce Ave

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 16 of 27

* Resource Name or #: 1114 Charleston Street

P1. Other Identifier: Map Reference No. 28

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 1114 Charleston St City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-691-03; Legal Description: N TR 4502 LOT 37

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gabled roof, with boxed eaves, is clad in composition shingles. The southern gable is accented with horizontal wood siding, and overhangs on the west side, which is supported by a turned post. The exterior walls are clad in smooth textured stucco on the east bay, and the west bay is clad in board and batten wood siding with horizontal wood siding to the water line. The windows have been replaced with vinyl sliding units, and are accented with shutters and wood surrounds. The primary entrance is recessed and is at grade. The window on the southern end of the east bay of the primary (southern) façade is further accented with a bracketed shelf. An attached two-car garage, with roll-up door, projects from the eastern end of the primary (southern) façade. Landscape includes brick planters. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing north; 2/23/2010; Photo No.

P1030960.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Allison Charles William

1114 Charleston St

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 17 of 27

* Resource Name or #: 1122 Charleston Street

P1. Other Identifier: Map Reference No. 29

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 1122 Charleston St City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-691-05; Legal Description: N TR 4502 LOT 35

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Ranch style residence is 'L'-shaped in plan. The cross gable on hip roof is clad in composition shingles. The eastern bay is clad in smooth textured stucco, and the remainder of the building is clad in board and batten wood siding. The windows have been replaced with vinyl sliding and fixed-pane units. The primary entrance is at grade, and the roof overhangs to shelter the entryway and is supported by a square post. An attached two-car garage, with roll-up door, projects from the western end of the primary (south) façade. Landscaping includes brick planters and a ficus. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing north; 2/23/2010; Photo No.

P1030959.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1954 RealQuest.com

* P7. Owner and Address:

Marzolino Frank G

1122 Charleston St

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 18 of 27

* Resource Name or #: 1150 Charleston Street

P1. Other Identifier: Map Reference No. 30

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 1150 Charleston St City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-691-12; Legal Description: N TR 5005 LOT 57

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gable roof is clad in wood shingles. The exterior walls are clad in smooth textured stucco, with brick veneer accenting the attached garage. The southern gable is accented with a round vent. An attached two-car garage, with pivot door, projects from the eastern end of the primary (southern) façade. The aluminum sliding and casement windows are accented with wood surrounds. The primary entrance is recessed. Other details are obscured by vegetation. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing north; 2/18/2010; Photo No.

P1030958.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Spencer Laurena P

1150 Charleston St

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 19 of 27

* Resource Name or #: 1166 Charleston Street

P1. Other Identifier: Map Reference No. 31

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 1166 Charleston St City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-691-16; Legal Description: N TR 5005 LOT 53

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gabled roof, with flared gables, is clad in composition shingles. The southern gable extends to the west, and is supported by a decorative wood post. The eave on the west bay is accented with wood brackets. The exterior walls are clad in smooth textured stucco, and brick veneer accents the attached garage. The aluminum sliding and casement windows appear to be original, and are accented with wood surrounds, false timbering, and shutters. The primary entrance is recessed, and is at grade. An attached two-car garage projects from the eastern end of the primary (southern) façade. Landscaping includes brick planters and a mature yucca. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing north; 2/18/2010; Photo No.

P1030957.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Brown Gerald E

1166 Charleston St

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 20 of 27

* Resource Name or #: 1170 Charleston Street

P1. Other Identifier: Map Reference No. 32

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 1170 Charleston St City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-691-17; Legal Description: N TR 5005 LOT 52

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gable roof, with boxed eaves and exposed rafter tails, is clad in composition shingles. The exterior walls are clad in smooth textured stucco. The aluminum sliding and casement windows appear to be original, and are accented with wood surrounds. The primary entrance is recessed, and is at grade. An attached two-car garage, with roll-up door, projects from the eastern end of the primary (southern) façade. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing north; 2/18/2010; Photo No.

P1030956.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Gold Carol M

1170 Charleston St

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 21 of 27

* Resource Name or #: 1174 Charleston Street

P1. Other Identifier: Map Reference No. 33

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 1174 Charleston St City Costa mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-691-18; Legal Description: N TR 5005 LOT 51

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Ranch style building is 'L'-shaped in plan. The cross gable on hip roof, with flared boxed eaves, is clad in composition shingles. Simple brackets accent the eaves of the ground floor. The exterior walls are clad in smooth textured stucco, with brick veneer to the water line on the western bay, and vertical siding on the southern façade of the second floor bonus room. The aluminum casement and sliding windows appear to be original, and are accented with shutters. The primary entry is recessed, and accessed via a small cast concrete porch with brick wall enclosure. The roof overhangs to shelter the primary entryway. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing north; 2/18/2010; Photo No.

P1030955.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Bennett Floyd

26822 Sommerset Ln

Lake Forest, CA 92630

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 22 of 27

* Resource Name or #: 3129 Boston Way

P1. Other Identifier: Map Reference No. 34

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 3129 Boston Way City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-691-25; Legal Description: N TR 5005 LOT 45

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Ranch style building is 'T'-shaped in plan. The cross gable on hip roof, with flared boxed eaves, is clad in composition shingles. A brick chimney is located on the west face of the roof. The exterior walls are clad in smooth textured stucco with vertical wood siding in the gables. The aluminum sliding windows appear to be original and are accented with wood shutters. The primary entrance is not visible from the public right of way. An attached two-car garage, with roll-up door, projects from the north façade, and is accented with brick veneer. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing west; 2/23/2010; Photo No.

P1030954.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1962 RealQuest.com

* P7. Owner and Address:

Maglica John A

3129 Boston Way

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 23 of 27

* Resource Name or #: 1198 Boise Way

P1. Other Identifier: Map Reference No. 35

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 1198 Boise Way City Costa Mesa Zip 92626

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

APN: 141-691-43; Legal Description: N TR 5005 LOT 27

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gable roof, with exposed curved rafter tails, is clad in composition shingles. The gables are accented with scalloped barge board, and the western gable is accented with a dovetail. The windows have been replaced with vinyl sliding units, and are accented with wood surrounds. The primary entrance is recessed, and is at grade. An attached two-car garage, with roll-up door, projects from the western end of the primary (southern) façade. Landscaping includes brick planters. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing north; 2/23/2010; Photo No.

P1030953.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Rojas Eduardo & Rosa

1198 Boise Way

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 24 of 27

- * **Resource Name or #:** 1199 Boise Way
- P1. Other Identifier:** Map Reference No. 36
- * **P2. Location:** ☐ Not for Publication ☒ Unrestricted **a. County** Orange
- b. USGS 7.5' Quad** _____ **Date** _____ **T** _____; **R** _____; **1/4 of** _____ **1/4 of Sec** _____; **B.M.** _____
- c. Address** 1199 Boise Way **City** Costa Mesa **Zip** 92626
- d. UTM:** (Give more than one for large and/or linear feature) **Zone** _____, _____ **mE/** _____ **mN** _____
- e. Other Locational Data:** (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app)
APN: 141-691-44; Legal Description: N TR 5005 LOT 26

- * **P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gable roof, with exposed curved rafter tails, is clad in composition shingles. The northern gable is accented with scalloped barge board and a doveote. The exterior walls are clad in smooth textured stucco, with brick veneer to the water line on the northern bay, and the central bay of the primary (northern) façade is clad in vertical wood siding. The aluminum sliding windows appear to be original, and are accented with shutters and a scrolled wood surround. The primary entrance is recessed and is at grade. An attached two-car garage, with roll-up door, projects from the western end of the primary (northern) façade. The windows in the garage have been replaced with vinyl sliding units. Landscaping includes brick planters and mature cedar shrubs. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

- * **P3b. Resource Attributes:** (List attributes and codes) HP2 Single family property
- * **P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



- P5b. Description of Photo:** (View, date, etc.)
Facing south; 2/23/2010; Photo No. P1030952.jpg
- * **P6. Date Constructed/Age and Sources:**
☐ Prehistoric ☒ Historic ☐ Both
- 1964 RealQuest.com
- * **P7. Owner and Address:**
Perlin Richard L
630 Joann St
Costa Mesa, CA 92627
P--Private
- * **P8. Recorded by:** (Name, affiliation, address)
Carrie Chasteen
Parsons
100 W. Walnut St.
Pasadena, CA 91124
- * **P9. Date Recorded:** 2/9/2010
- * **P10. Survey Type:** (Describe)
Section 106 Compliance
Intensive Survey
P -- Project Review

- * **P11. Report Citation:** (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report
- * **Attachments:** ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 25 of 27

* Resource Name or #: 1198 Bismark Way

P1. Other Identifier: Map Reference No. 37

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 1198 Bismark Way City Costa Mesa Zip 92626

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

APN: 141-601-07; Legal Description: N TR 4653 LOT 43

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gable in hip roof, with flared and boxed eaves, is clad in composition shingles. The gables are accented with a false beam at the apex of the gable and lattice-patterned false timbering. A brick chimney is located on the east façade. The exterior walls are clad in vertical wood siding. The aluminum sliding windows appear to be original. The primary entrance is raised and accessed via a small cast concrete porch. The roof overhangs to shelter the porch area. An attached two-car garage, with roll-up door, projects from the western end of the primary (southern) façade. Landscaping includes brick planters. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing north; 2/23/2010; Photo No.

P1030951.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1963 RealQuest.com

* P7. Owner and Address:

Combe William S & Cheryl L

1198 Bismark Way

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 26 of 27

- * **Resource Name or #:** 1199 Bismark Way
- P1. Other Identifier:** Map Reference No. 38
- * **P2. Location:** ☐ Not for Publication ☒ Unrestricted **a. County** Orange
- b. USGS 7.5' Quad** _____ **Date** _____ **T** _____; **R** _____; _____ **1/4 of** _____ **1/4 of Sec** _____; _____ **B.M.** _____
- c. Address** 1199 Bismark Way **City** Costa Mesa **Zip** 92626
- d. UTM:** (Give more than one for large and/or linear feature) **Zone** _____, _____ **mE/** _____ **mN** _____
- e. Other Locational Data:** (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app)
APN: 141-601-08; Legal Description: N TR 4653 LOT 42

- * **P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gable on hipped roof, with boxed and flared eaves, is clad in composition shingles. The gables are accented with false beams and lattice false timbering. A brick chimney is located on the north face of the roof. The exterior walls are clad in smooth textured stucco. The windows have been replaced with vinyl sliding units, and are accented with bands of vertical wood siding. The primary entrance is raised, recessed, and accessed via a cast concrete porch. The porch roof is supported by decorative wood supports. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

- * **P3b. Resource Attributes:** (List attributes and codes) HP2 Single family property
- * **P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



- P5b. Description of Photo:** (View, date, etc.)
Facing north; 8/19/2010; Photo No. P1040708.jpg
- * **P6. Date Constructed/Age and Sources:**
☐ Prehistoric ☒ Historic ☐ Both
- 1963 RealQuest.com
- * **P7. Owner and Address:**
Williams Cheryl E
1199 Bismark Way
Costa Mesa, CA 92626
P--Private
- * **P8. Recorded by:** (Name, affiliation, address)
Carrie Chasteen
Parsons
100 W. Walnut St.
Pasadena, CA 91124
- * **P9. Date Recorded:** 2/9/2010
- * **P10. Survey Type:** (Describe)
Section 106 Compliance
Intensive Survey
P -- Project Review

- * **P11. Report Citation:** (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report
- * **Attachments:** ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 27 of 27

* Resource Name or #: 1198 Augusta Street

P1. Other Identifier: Map Reference No. 39

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 1198 Augusta St City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-601-21; Legal Description: N TR 4653 LOT 29

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gable on hip roof, with flared boxed eaves, is clad in composition shingles. The gables are accented with a false beam in the apex of the gable, and lattice-patterned false timbering. The exterior walls are clad in brick veneer and smooth textured stucco. The six-light wood sliding and casement windows appear to be original, and some of the windows have been replaced with vinyl fixed-pane and casement units. The primary entrance is at grade, and the roof overhangs to shelter the entryway. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing north; 2/23/2010; Photo No.

P1030950.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1961 RealQuest.com

* P7. Owner and Address:

Isip Joe A & Mediatrix P

1198 Augusta St

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

Primary#

HRI#

Trinomial _____

Page 1 of 10

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Tracts 4354 - 4356

D1. Historic Name: Tracts 4354 - 4356 D2. Common Name: Tracts 4354 - 4356

*D3. **Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

This district consists of Tracts 4355, 4356, 2671, 421, 2341, 4354, and Fairview Tract (see continuation sheets 3 and 4). Tracts 4354, 4355, and 4356 are located within the Project Area of Potential Effects (APE), and only Tract 4356 contains buildings with sufficient integrity to warrant further investigation. The 27 parcels of this district located within the APE were formally surveyed, and the remainder of the district was informally surveyed to determine common architectural elements and alterations found within the district. Documentation of the entire district was beyond the scope of this project. Tract 4356 is a residential development, containing 105 lots, that was developed by the Harbor Hall of Fame Homes, Inc. company beginning in 1962 (Orange County Tract Map Book 168; Page 34).

The following addresses are included in this district record: 3138 Bray Lane, 3154 Bray Lane, 3160 Bray Lane, 1201 McCormack Lane, and 1202 Parnell Place.

*D4. **Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The district is bounded by Gisler Avenue to the north, Fairview Road to the east, Baker Street to the south, and Harbor Boulevard to the west.

*D5. **Boundary Justification:**

The district boundary is limited to the legally defined tract boundaries.

D6. **Significance: Theme** Residential Architecture **Area** Costa Mesa

Period of Significance 1962 **Applicable Criteria** N/A

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The tracts were evaluated as a historic district in order to fully understand the postwar suburbanization wave that resulted in much of Orange County being developed during the same time period. Though the subdivision is associated with an important real estate development trend in Costa Mesa and Orange County in general (the post-World War II suburbanization boom), the subdivision does not retain sufficient integrity of those features necessary to convey its significance because only 19 percent of the parcels located within the APE for this subdivision retain sufficient integrity to warrant further investigation per Attachment 4 of the Section 106 PA.

The tract was owned and developed by the Harbor Hall of Fame Inc. company. The architect of record was Jameson, and the contractor was Lifetime Residential Corporation (City of Costa Mesa Building Permits 18133, 18137, 18139, and 18355 1962). Research in the above listed repositories does not indicate these entities were historically significant in the real estate development of Costa Mesa or Orange County during this time period based upon the lack of press coverage for the firms or their projects, and also upon the lack of receipt of awards or honors bestowed by their peers.

Though the buildings are examples of a higher style of Ranch, with Oriental influence, design, the buildings are not unique examples, but are examples of a whimsical Ranch style idiom commonly constructed during this time period. Therefore, the buildings do not possess sufficient architectural quality or (see continuation sheet 1)

*D7. **References** (Give full citations including the names and addresses of any informants, where possible.):

See continuation sheet 1.

*D8. **Evaluator:** Carrie Chasteen

Date: February 2011

Affiliation and Address: Parsons, 100 W. Walnut Street, Pasadena, CA 91124

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 10

*Resource Name or # (Assigned by recorder) Tract 4354-4355

*Recorded by: Carrie Chasteen

*Date February 2011

☒ Continuation Update

D6. Significance continued: integrity to be considered eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) individually or as a historic district.

D7. References continued: Orange County Tract Map Book 168; Page 34

City of Costa Mesa Building Permit #18133, 11/29/1962; #18137, 11/29/1962; #18139, 11/29/1962; and #18355, 11/30/1965.

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 10

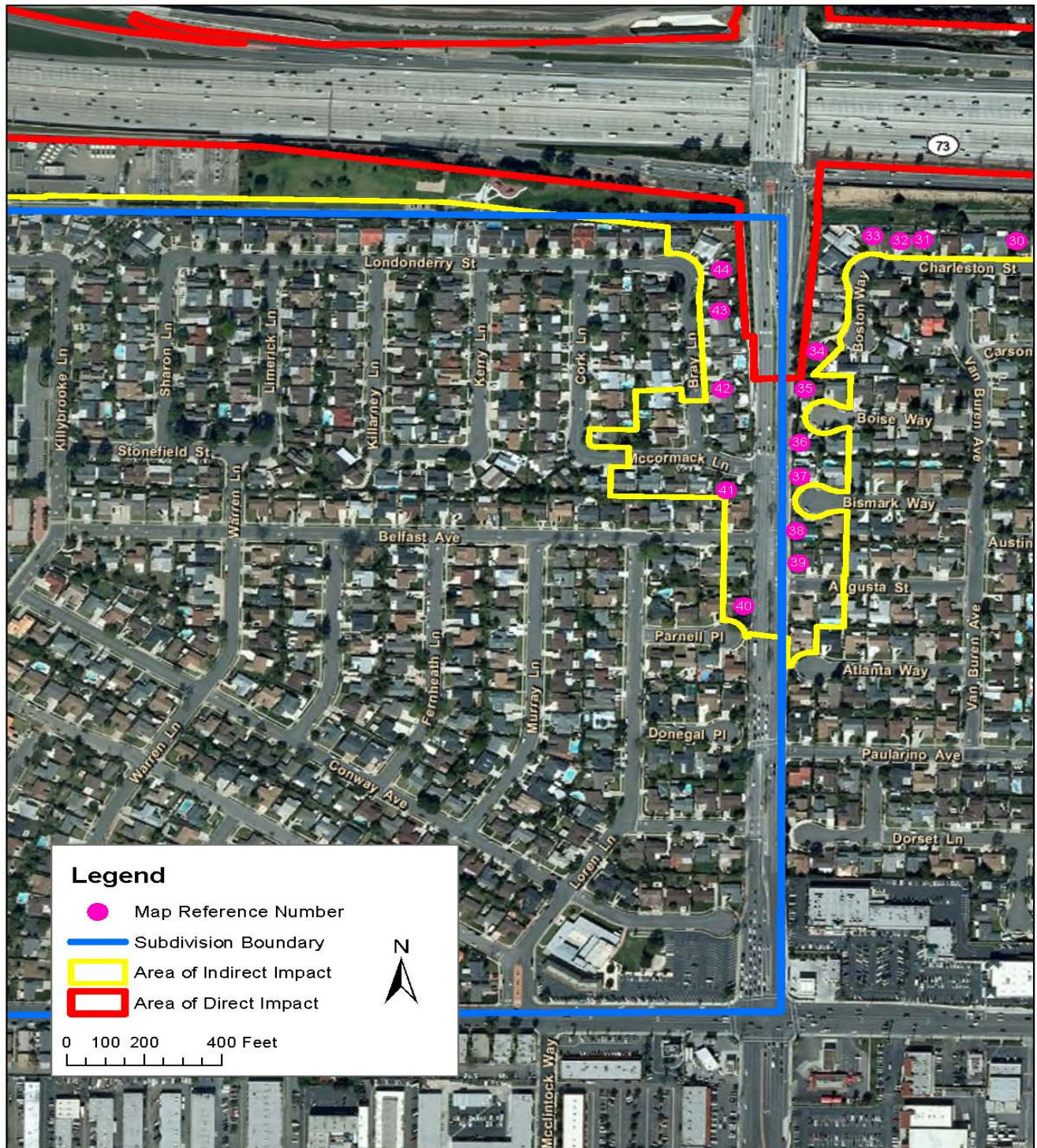
*Resource Name or # (Assigned by recorder) Tracts 4354 - 4356

*Recorded by: Carrie Chasteen

*Date February 2011

☒ Continuation ☐ Update

Site map:



Source: Parsons; ESRI February 2011

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

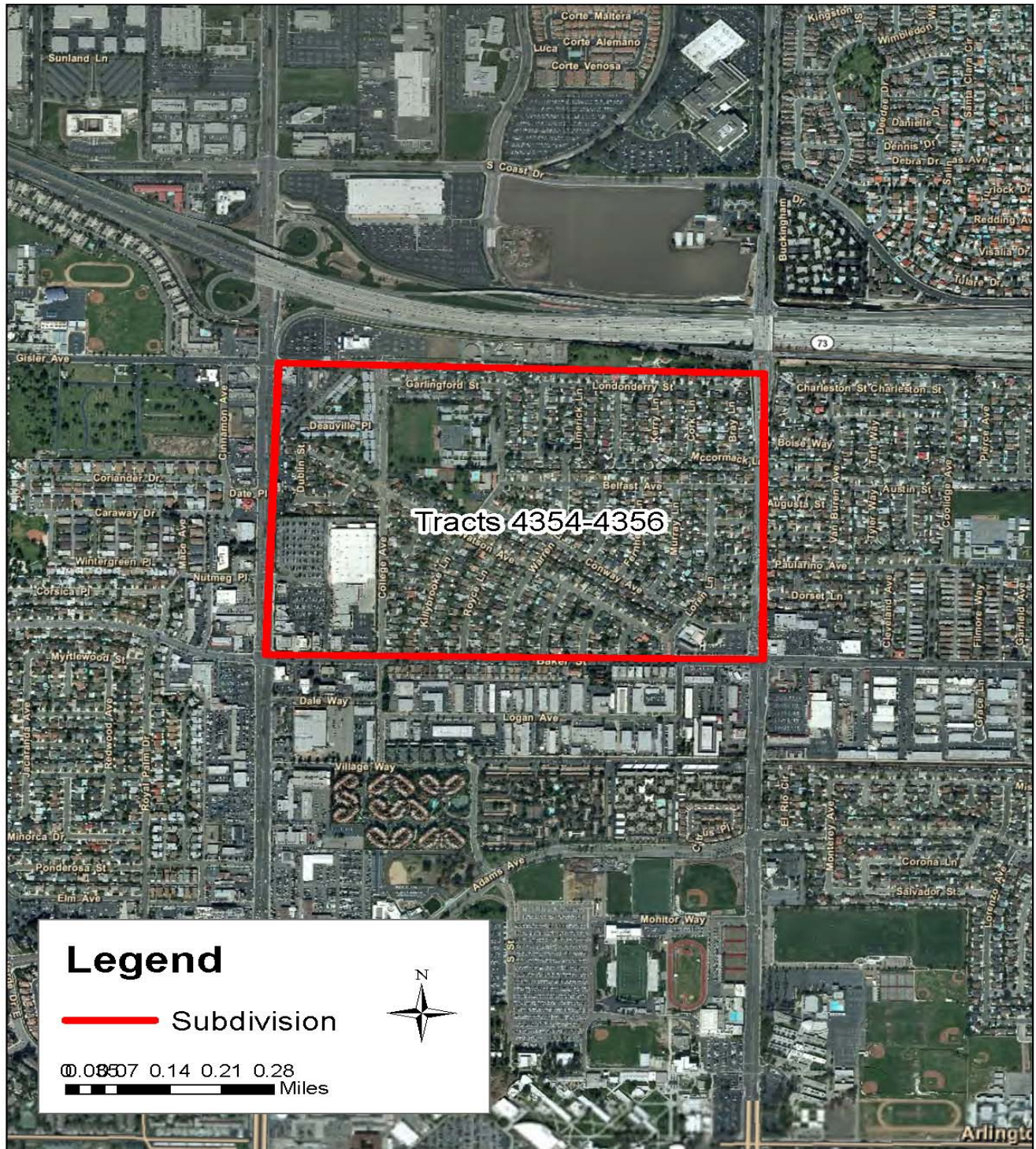
Page 4 of 10

*Resource Name or # (Assigned by recorder) Tracts 4354 - 4356

*Recorded by: Carrie Chasteen

*Date February 2011

☒ Continuation ☐ Update



Source: ESRI, accessed on January 20, 2011

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 5 of 10

* Resource Name or #: Tracts 4354 - 4356

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address _____ City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app)
The district is bounded by Gisler Avenue to the north, Fairview Road to the east, Baker Street to the south, and Harbor Boulevard to the west.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Of the 27 parcels of the tract located within the APE, only five possessed sufficient integrity to warrant further investigation, which resulted in the subdivision retaining 19 percent integrity. None of the five buildings intensively surveyed for this project appear to possess sufficient architectural quality for the reasons identified on the district record to be considered eligible for listing in the NRHP or the CRHR either individually or as a historic district.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

View of a Ranch style with Oriental influence building in this district.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1962 City of Costa Mesa

* P7. Owner and Address:

Various

P--Private

* P8. Recorded by: (Name, affiliation, address)
Carrie Chasteen

Parsons
100 W. Walnut St.
Pasadena, CA 91124

* P9. Date Recorded: 10/25/2010

* P10. Survey Type: (Describe)
Section 106 Compliance

Intensive Survey

P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") The Interstate 405 Improvement Project from State Route 73 to Interstate 605 in Orange County, California Project Historical Resources Evaluation Report

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 6 of 10

* Resource Name or #: 1202 Parnell Place

P1. Other Identifier: Map Reference No. 40

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 1202 Parnell Pl City Costa Mesa Zip 92626

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

APN: 141-046-08; Legal Description: N TR 2671 LOT 169

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gable on hip roof, with exposed rafter tails, is clad in composition shingles. A skylight is located near the west end of the south face of the roof. The gables are accented with scalloped barge board. The exterior walls are clad in smooth textured stucco. The windows have been replaced with vinyl sash units. The easternmost window on the primary (southern) façade is accented with a projecting bay. The projecting bay is characterized by horizontal wood siding and corbels. The primary entrance is recessed and is at grade. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing north; 2/23/2010; Photo No.

P1030963.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1956 RealQuest.com

* P7. Owner and Address:

Weiner Alan V

1202 Parnell Pl

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 7 of 10

* Resource Name or #: 1201 McCormack Lane

P1. Other Identifier: Map Reference No. 41

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 1201 McCormack Ln City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-633-55; Legal Description: N TR 4356 LOT 105

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Ranch style building is 'L'-shaped in plan. The gable on hip roof, with flared gables and eaves, is clad in composition shingles. The eaves are further accented with exposed rafter tails. A stone chimney is located on the west side of the northern bay. The gables are accented with barge board and false timbering. The exterior walls are clad in smooth textured stucco and vertical wood siding. The aluminum sliding and casement windows appear to be original and are accented with wood surrounds. The primary entrance is raised, and accessed via a small porch. An attached two-car garage, with roll-up door, forms the west bay of the building. Landscaping includes block planters. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing east; 2/23/2010; Photo No.

P1030967.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1963 RealQuest.com

* P7. Owner and Address:

Hayworth Ronald

1363 Summit Loop

Grants Pass, OR 97527

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 8 of 10

* Resource Name or #: 3138 Bray Lane

P1. Other Identifier: Map Reference No. 42

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 3138 Bray Ln City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 141-631-26; Legal Description: N TR 4356 LOT 4

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Ranch style building is 'L'-shaped in plan. The cross gable on hip roof, with flared eaves and gables, is clad in composition shingles. The gables are accented with barge board. A stone chimney is centrally located on the east face of the northern bay. The exterior walls are clad in smooth textured stucco. The windows have been replaced with vinyl sliding units, and are accented with geometric false timbering spandrel panels. The primary entrance is raised, and is accessed via a brick chimney. An attached two-car garage, with roll-up door, is located in the western bay. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing east; 2/23/2010; Photo No.

P1030966.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1963 RealQuest.com

* P7. Owner and Address:

Vieley Vicky

3138 Bray Ln

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 9 of 10

* Resource Name or #: 3154 Bray Lane

P1. Other Identifier: Map Reference No. 43

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 3154 Bray Ln City Costa Mesa Zip 92626

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

APN: 141-631-22; Legal Description: N TR 4356 LOT 8

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gable on hip roof, with flared and boxed eaves, is clad in composition shingles. The gables are accented with an Inuit-style false beam at the apex of the gable and cross bracing. The exterior walls are clad in smooth textured stucco and vertical wood siding. The windows have been replaced with vinyl sliding units, and are accented with wood surrounds. The primary entrance is raised, recessed, and accessed via a cast concrete porch. A brick planter, with false timbering is located south of the primary entrance on the primary (western) façade. An attached two-car garage, with pivot door, projects from the northern end of the primary (western) façade. Landscaping includes a mature ficus in the parkway. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing east; 2/23/2010; Photo No.

P1030965.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1963 RealQuest.com

* P7. Owner and Address:

Ploski John S Eve Jr & R

3154 Bray Ln

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 10 of 10

* Resource Name or #: 3160 Bray Lane

P1. Other Identifier: Map Reference No. 44

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 3160 Bray Ln City Costa Mesa Zip 92626

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

APN: 141-631-20; Legal Description: N TR 4356 LOT 10

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Ranch style building is generally 'L'-shaped in plan. The cross gable on hip roof, with flared and boxed eaves, is clad in composition shingles. The gables are accented with false timbering. A battered stone chimney is centrally located on the northern bay of the primary (western) façade. The exterior walls are clad in smooth textured stucco. The windows have been replaced with vinyl sliding units. The primary entrance is not visible from the public right of way. An attached, two-car garage, with roll-up door, projects from the southern end of the primary (western) façade. A brick and wood fence creates a courtyard at the northern end of the primary (western) façade. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing east; 2/23/2010; Photo No.

P1030964.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1963 RealQuest.com

* P7. Owner and Address:

Green Daniel John

3160 Bray Ln

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 3S

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

* Resource Name or #: 3315 Fairview Road/Segerstrom House and Barn

P1. Other Identifier: Map Reference No. 45

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M. _____
c. Address 3315 Fairview Rd. City Costa Mesa Zip 92626
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 140-041-82; Legal Description: P BK 193 PG 13 PAR 1

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Craftsman bungalow is generally square in plan. The cross gabled roof is clad in composition shingles. A brick chimney is located at the northern end of the east face of the roof. The front-facing gables are accented with decorative brackets. The exterior walls are clad in horizontal wood siding. The wood casement and fixed-pane windows appear to be original, and are accented with wood surrounds. The primary entrance is raised, and accessed via a covered brick porch. The porch roof is supported by brick piers with paired square posts. A second floor balcony is enclosed with a wood railing. A Western-style barn is located adjacent to the main building, which was constructed in 1928. The house and barn have been associated with the Segerstrom farm since they were constructed, and have been used continuously in this function. Both buildings appear to be unaltered, and appear to retain all aspects of integrity. Three modern metal ancillary buildings are located on the parcel, and are not considered to be historic properties because they are less than 50 years of age and are of utilitarian design and construction.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing west; 6/24/2010; Photo No.

P1040426.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1915 City of Costa Mesa

* P7. Owner and Address:

CJ Segerstrom & Sons

3315 Fairview Rd

Costa Mesa, CA 92626

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 6/25/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

* NRHP Status Code 3S

* **Resource Name or #:** 3315 Fairview Road/Segerstrom House and Barn

B1. Historic Name: Segerstrom House and Barn

B2. Common Name: Segerstrom House and Barn

B3. Original Use: Commercial

B4. Present Use: Commercial

* **B5. Architectural Style:** Craftsman Bungalow

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The house was constructed in 1915, the barn was constructed in 1928, and three modern ancillary buildings were constructed at unknown dates.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

* **B10. Significance:** Theme Commercial Architecture

Area Costa Mesa

Period of Significance 1915/1928

Property Type Commercial Agricultural

Applicable Criteria A/C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residence and barn were previously determined to appear eligible for listing in the National Register of Historic Places on the local level by the City of Costa Mesa under Criterion A and C in 1999 and 2006 (see attached). The property appears to be unaltered since the 1999 and 2006 surveys; therefore the previous findings remain valid. The period of significance dates to 1915, the year the residential building was constructed, and 1928, the year the barn was constructed. The residence and barn are considered to be historic properties for the purposes of Section 106 of the National Historic Preservation Act of 1966, as amended, and are considered to be historical resources for the purposes of the California Environmental Quality Act. The boundary for the historic property/historical resource is the legal parcel boundary, which does not include the fields.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

PCR, DPR 523 forms for Segerstrom Farm Complex 1999; LSA Associates, DPR 523 forms for

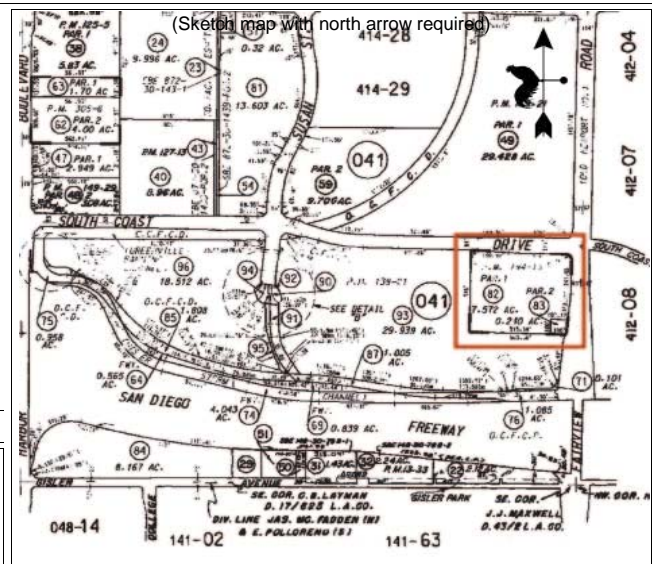
Segerstrom Ranch 2006

B13. Remarks:

* **B14. Evaluator:** Carrie Chasteen

Date of Evaluation: 6/25/2010

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3 * Resource Name or #: (Assigned by recorder) 3315 Fairview Road/Segerstrom House and Barn
* Recorded by: Carrie Chasteen * Date: 6/25/2010
☐ Continuation ☐ Update



Facing west; View of barn

30-1767664

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

3S

Other Listings
Review Code

Reviewer

Resource Name or #: (Assigned by recorder)

Date

Page 1 of 4

P1. Other Identifier:

Segerstrom Farm Complex

P2. Location:

☐ Not for Publication ☒ Unrestricted

a. County Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

Date

T

; R

1/4 of

1/4 of Sec

c. Address: 3315

Fairview Road

City Costa Mesa

Zip 92627

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Parcel No. 140-041-55

This one and one-half story single family residence is of wood frame construction and is capped with a cross gable roof. This clap board clad residence, designed in the Craftsman style, has a large dormer extending out from the south side of the primary elevation (east). The east face of this dormer is punctuated by a single, flanked door with side multi-paned side lights and a single wood framed window. The multi-paned door opens onto a small balcony that has a low running railing around it. Overhanging eaves, exposed rafters, large brackets, barge boards, and wood slated gable vents detail the gables and roof line. A buff brick chimney pierces the north roof plane. A second gable projects from the north half of the primary facade to create and cover a porch. The porch is supported by dwarf, square wood posts grouped in fours resting on buff brick piers. A short flight of steps lead to the porch area which contains the front entry, a large tripartite window (south bay), and a large fixed-pane window (north bay). The wood with glass panel entry door is centrally along the porch and is flanked by side lights and transom (See Continuation Sheet 3 of 3).

P3b. Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

P4. Resources Present

☒ Building☐ Structure☐ Object☐ Site☐ District☐ Element of District☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward west). Photo No: 10-17, 1/1/99

P6. Date Constructed/Age and Sources:
Prehistoric Historic Both

1915

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)

Jan Ostashay
PCR
233 Wilshire Blvd., Suite 130,
Santa Monica, CA 90401

P9. Date Recorded: 7/6/99

P10. Survey Type: (Describe)

City-wide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments

NONE

Location Map
Sketch Map

Continuation Sheet

Building, Structure, and Object Record
Archaeological Record

District Record

Linear Feature Record

Milling Station Record

Rock Art Record

Artifact Record

Photograph Record

Other: (List)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI #

Page 2 of 4

NRHP Status Code

3S

Resource Name or #: (Assigned by recorder)

Segerstrom House, Garage, and Cottage

B1. Historic Name: *Segerstrom Residence*

B2. Common Name: *Segerstrom House*

B3. Original Use: *Residence*

B4. Present Use: *Residence/Commercial*

B5. Architectural Style: *Craftsman Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1915

B7. Moved? : No Yes Unknown Date :

Original Location:

B8. Related Features: *Barn, Guest House, and Garage*

B9a. Architect: *Unknown*

b. Builder: *Unknown*

B10. Significance: Theme: *Residential Dev./Agriculture*

Area: *Costa Mesa*

Period of Significance: *1915*

Property Type: *Residential*

Applicable Criteria: *A/C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Segerstrom residence appears eligible for the National Register of Historic Places under Criteria A and C at the local level of significance, as an embodiment of the importance of the Segerstrom Family to the local and county agricultural industry and real estate development. In addition it is an intact, excellent example of Craftsman styling and design usually found in the Costa Mesa area and it is the Home and Headquarters of a prominent local businessman and farmer.

In view of its potential eligibility for the National Register the house also appears eligible for listing in the California Register of Historical Resources and appears eligible for separate listing or designation under a local ordinance that has not been written.

Charles John Segerstrom completed his home in 1915. C.J. Segerstrom, a hard working farmer who along with his family would become a seminal figure in the progress of Costa Mesa, Santa Ana and Orange County. Segerstrom built the sturdy, two-story residence by the 40 acres of lima bean fields he diligently plowed and planted. Five decades later, on a parcel of land one-half mile east, the Segerstroms would erect the showplace South Coast Plaza, not only the largest indoor shopping center in the Southland, but a merchandising concept that influenced the buying and recreational habits of millions.

Segerstrom emigrated from Sweden in 1882 without the funds necessary to pursue his vocation: farming. Instead, he worked on a Minnesota railroad line for sixteen years before deciding to venture west and return to the soil; establishing

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*County Tax Assessors Records; Sanborn Maps; Building Permits;
Costa Mesa Public Library; Los Angeles Public Library; Costa Mesa
Historical Society; A Slice of Orange*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: *Jan Ostashay*

Date of Evaluation: *7/6/99*

(This space reserved for official comments.)

CONTINUATION SHEET

Primary #

HRI #

Trinomial

30-17676-64

Page 3 of 4

Resource Name or #: (Assigned by recorder)

Segerstrom House, Garage, and Cottage

Recorded by: Jan Ostashay

Date 7/6/99

☒ Continuation ☐ Update

P3. Description

Located behind the main residence are two small almost identical dap-board clad structures. The garage and guest house, square in plan are each capped with a side facing gable roof with a centrally located dormer. Small identical Craftsman detailing used in the main house is also visible in these structures. Fenestration for these small buildings include wood-frame double hung sash windows. Large, wood siding panels cover the east elevation of the garage.

B10. Significance (continued)

By 1900, Segerstrom had moved his family into forty leased acres in Greenville, now part of Santa Ana, along the northern border of Costa Mesa. Doing extremely well, he was able to purchase the plot of land outright a dozen years later. Toward the end of World War I, he sowed what would become the Segerstrom family's economic base for generations, the common lima bean. The family farming enterprise was now known as C.J. Segerstrom and Sons. From dawn to dusk he and his sons cultivated the fields with horse and mule and later with crawler tractors. His hard work paid off.

By the mid-1930s, in addition to amassing one of the largest dairy herds in the county, the Segerstrom family ranked as the nation's leading independent grower of premium lima beans. Produce brokers recognized the family for the integrity implicit in the maxim that governed their business: "If the beans aren't the best, don't ship them."

Eventually, Segerstrom was joined in business by four of his sons, William D., the eldest; Anton H. Fred; and Harold T., who later collectively became well-known in farming activities as the Segerstrom Brothers. The visible imprint of the Segerstrom family was not felt on the region until the years following World War II. Their decision to acquire, in 1948 at public auction, the warehouse area of the former Santa Ana Army Air Base, was a combination of prescience and good fortune. It signaled a shift of interest that propelled them into the forefront of Orange County's commercial and industrial growth. It was in 1948, that Henry joined with his father, Anton and uncles. In 1949, Harold Jr., also came on board. Gradually, they parlayed that initial purchase of twelve warehouses and two-and-a-half miles of railroad track on seventy-six acres into a formidable tract known as the Segerstrom Industrial District.

With profits realized from these operations the heirs of the "Lima Bean King," as the obituaries called C.J. Segerstrom upon his death in 1928 at the age of 72, turned to developing other real estate projects that enriched not only themselves, but the community as well. Notable among these was Santa Ana's first high-rise, the seven-story United California Bank at 10th and Main Street.

In terms of sheer magnitude, however, nothing could come close to paralleling the vast South Coast Plaza shopping center, flush on the Santa Ana/Costa Mesa border. The modernistic enclosed marketplace opened in 1967, and the two-story complex initially contained two department stores and over seventy specialty shops in more than a million square feet of weather-controlled space. If stood on end, both mall levels would soar 1,700 feet above its park-like, sixty-six acre setting. The equivalent of a 120-story building. Eight of Segerstrom's great-grandchildren were among those present on March 15, 1967, for the ceremonial ribbon-cutting signifying this first, \$56 million phase of a \$300 million development that bridged the past, present and future, and represents a complete cycle of land use from agriculture to commerce.

Since then, the Segerstroms have plowed under additional lima bean lands to add many of the improvements indicated in their original master plan. Three sixteen-story office buildings, numerous financial buildings, and a seventeen-story hotel that all enhance what is the area called South Coast Plaza Town Center. In the late 1970s, the Segerstroms donated a five-acre Town Center site for the \$50 million Orange County Performing Arts Center.

On the present site of the Segerstrom headquarters, at the corner of Fairview Road and Sunflower Street, the old farmhouse built in 1915 by C.J. Segerstrom still stands as does the large wood frame barn built in 1928. Trim and well cared for, the house is used for lunch, family business meetings, or special events.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

30-1767664
Primary #

HRI #

Trinomial

Page 4 of 4

Resource Name or #: (Assigned by recorder)

Seegerstrom House, Garage, and Cottage

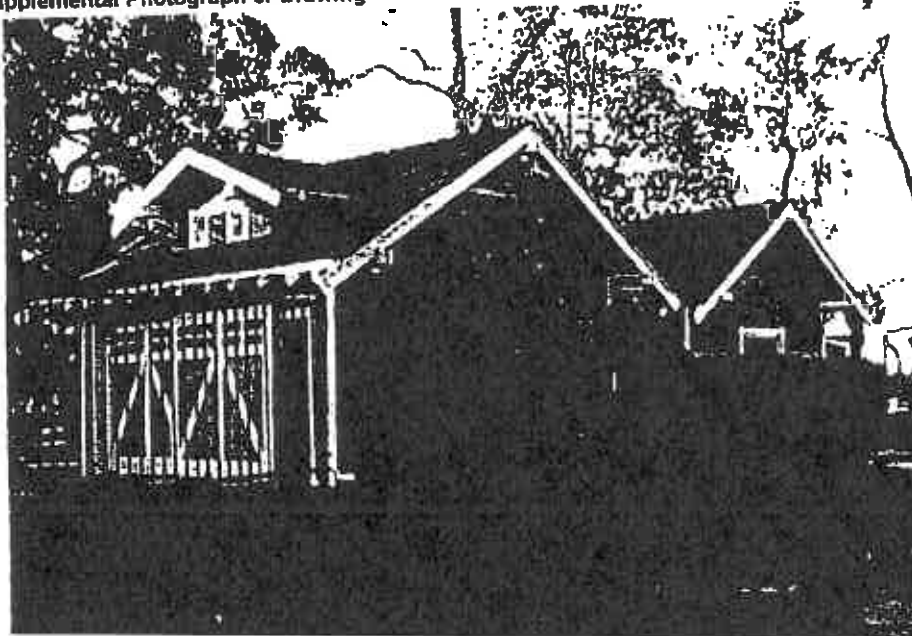
Recorded by: Jan Ostashay

Date 7/6/99

☒ Continuation ☐ Update

A16. Photographs

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
(View toward southwest). Photo No: 10-1
1/1/99

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S

Other Listings

Review Code

Reviewer

Page 1 of 9

*Resource Name or #: 3315 Fairview Road

Date

P1. Other Identifier: Segerstrom Ranch

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Newport Beach Date: 1965 (PR 1982)

T 5 South; R 10 West; Unsectioned; S.B. B.M.

c. Address: 3315 Fairview Road

City: Costa Mesa

Zip: 92627

d. UTM: Zone: 11; 415818 mE/ 3728209 mN (NAD 83)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 140-041-55

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Segerstrom Ranch complex of buildings is located at the southwest corner of South Coast Drive and Fairview Road. Contributing features to the property include the Segerstrom House, garage, and guest house (all 1915) and barn (1928). Noncontributing features include a commercial office building (1962) and miscellaneous agricultural vehicle and storage buildings (ca. 1950-1980s). Agricultural land is located on a separate parcel to the west of the ranch complex of buildings; although historically associated with the ranch, is it not a contributing feature to the property and is not included in this evaluation. The Segerstrom House provides the focal point for the property and is situated on the west side of Fairview Road, facing east. The garage and guest house are located just northwest of the residence. To the west of the guest house is the barn, which is surrounded by miscellaneous metal-clad agricultural buildings primarily used for implement and vehicle storage. A 1962 commercial office building and related parking lots are located to the north of the Segerstrom House. The property is well-maintained and retains a high level of integrity. (See continuation sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
Main facade of residence, looking northwest

*P6. Date Constructed/Age and Sources: ☒ Historic☐ Prehistoric ☐ Both1915 House, Garage, and Guest House
1928 Barn*P7. Owner and Address:
Private

*P8. Recorded by: (Name, affiliation, and address)
Janet Hansen, M.A.
LSA Associates
20 Executive Park, Suite 200
Irvine, CA 92614

*P9. Date Recorded:
1/20/06*P10. Survey Type: (Describe)
Intensive/Section 106 Compliance

*P11. Report Citation: Historic Property Survey Report for the Harbor Boulevard North Off-Ramp Project, City of Costa Mesa, Orange County, California, LSA Associates, Inc., January 2006.

*Attachments: ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 9

*Resource Name or # (Assigned by recorder)

*NRHP Status Code 3S

3315 Fairview Road

B1. Historic Name: Segerstrom Ranch Complex

B2. Common Name: Segerstrom House

B3. Original Use: Single-Family Residence/Ranch

B4. Present Use: Commercial

*B5. Architectural Style: Craftsman (house, garage, and guest house); Western Barn (Barn)

*B6. Construction History: (Construction date, alterations, and date of alterations)
House, garage, and guest house constructed in 1915; barn constructed in 1928; modern office constructed in 1962;
miscellaneous agricultural vehicle and storage buildings constructed 1950-1980s. No alterations apparent.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features:

Contributing: Barn, Guest House, and Garage

Noncontributing: Modern Office, contemporary agricultural buildings

B9a. Architect: Unknown

b. Builder: Unknown

Area: Costa Mesa

*B10. Significance: Theme: Agriculture, Residential Architecture, Post WWII Development
Period of Significance: 1915-1956
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Property Type: Single-Family Residence/Ranch Applicable Criteria: A/C

(See Continuation Sheets)

B11. Additional Resource Attributes: (List attributes and codes)
HP04 - Ancillary Building; HP33 - Farm/Ranch

*B12. References:
(See Continuation Sheet, page 7)

B13. Remarks:

*B14. Evaluator: Janet Hansen, M.A.
LSA Associates
20 Executive Park, Suite 200
Irvine, CA 92614

*Date of Evaluation: 1/20/06

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

CONTINUATION SHEET

*Recorded by: Janet Hansen

*Date: 1/20/06

☒ Continuation☐ Update

(Architectural description continued from page 1)

Segerstrom House, This one-and-one half-story Craftsman bungalow is rectangular in plan and has a wooden frame structure sheathed in clapboard siding. The residence is capped with a steeply pitched side gable roof sheathed in composition shingles. The roof features wide overhanging eaves, exposed rafter tails, decorative wood brackets, barge board, and vertical wood slat vents beneath the gable ends. Cross gables at the main facade and rear elevation form large dormers. Fenestration on the residence includes wooden frame casement and double-hung windows trimmed with simple flat boards.

The main facade features a full-width porch that is sheltered by a flat roof portion to the south and an offset lower gable to the north. The flat portion forms the floor of a second story balcony, which is secured by a low decorative wood railing with square posts. The balcony is entered via a multi-paned wood frame door flanked by multi-paned sidelights. The porch is supported by three heavy buff brick piers with decorative wood supports. The buff brick also forms a low porch wall. Buff brick piers flank the concrete entry steps and lead to a centrally placed wood-and-glass-paneled door with operable sidelights. The concrete porch floor is scored in one-foot squares. The right (north) side elevation features a porte cochere that leads to a raised entry porch. A buff chimney, which matches the brick on the front porch, is adjacent to the porch. The rear elevation features a simple porch with wooden rails that provides access to the back of the house.

The one-story garage and guest house, located to the northwest of the house, echo the Craftsman-style architecture of the residence. Both are square in plan and have wooden frame structures sheathed in clapboard siding with wood trim at the corners. The gable roofs are sheathed in composition shingles and have overhanging eaves with exposed rafter tails and decorative brackets. Fenestration includes wood-frame double-hung windows with simple wood trim. The garage faces east and is entered via top-hinged, horizontal sliding wooden doors with stick work detailing. A small gabled dormer is located above the doors and features decorative brackets and a vertical slat vent flanked by small fixed windows. The guest house is entered from the south via a wood-paneled door.

The property is well maintained and features a manicured lawn, a variety of decorative plants, and a free standing pergola at the south side elevation. Mature citrus and other fruit trees are located primarily to the south and rear of the residence. Concrete walkways surround the house and lead to the garage and guest house. The residence is secured by a tubular steel fence.

Barn

The Western-style barn is located west of the residential buildings and is situated among numerous metal-clad agricultural implement and vehicle storage buildings. The wooden frame barn is square in plan and sheathed with wooden siding. The low-pitched hanging gable roof nearly extends to the ground. It has exposed rafter tails and is sheathed in composition singles. Top-hinged horizontal sliding wagon doors provide ground-level access at the east (main) and west elevations. Top-hinged sliding hay doors provide access to the hayloft. The building is painted red with white trim and is devoid of fenestration. The barn is in excellent condition and retains a high level of integrity; it has been determined individually eligible for listing in the National Register and has been documented separately.

B10 . Statement of Significance:

The Segerstrom Ranch Complex was surveyed in 1999 as part of the City of Costa Mesa City-Wide Historic Resources Survey (PCR Services Corporation). At that time it was determined to be eligible for listing in the National Register of Historic Places and the California Register of Historical Resources under Criterion A/1 and C/3, with no SHPO concurrence. The complex was resurveyed for this HRER and the DPR forms were updated to reflect current conditions. The Segerstrom Ranch Complex appears eligible for inclusion in the National Register of Historic Places and California Register of Historical Resources at the local level of significance under Criterion A/1 as one of the last remaining resources reflecting the agricultural history of the area. The period of significance for this theme is 1915 to 1956. The complex is also significant under Criterion A/1 as the home and headquarters of the Segerstrom family, which played a seminal role in the development of the Costa Mesa area during and after the post-WWII period. The period of significance for this theme is 1948 to 1956. This end date is arbitrary, based on National Register of Historic Places criteria, as the significance of the Segerstrom family to the development of the area continued long after 1956. The Segerstrom House is significant under Criterion C/3 within the context of the architectural evolution of the Costa Mesa area as a rare survivor and good example of the Craftsman style. The period of significance is 1915, the date of construction. As a resource eligible for the California Register of Historical Resources, the complex is a historical resource for purposes of CEQA.

The Anglo period of settlement in the Costa Mesa area began ca. 1880s when immigrants primarily from the midwest came to the area. These early farmers arrived in search of fertile land and an abundant supply of water. In Costa Mesa, good soil and plenty of water was available for approximately \$16 an acre. The Santa Ana Newport Railroad, built in 1890, also attracted many farmers to the area and allowed farmers to sell their crops to a larger market. Cooperatives and packing houses were soon established near the railroad sidings. Despite regular overflows from the Santa Ana River, farmers continued to stay in the area throughout the years. Early crops included corn and alfalfa. Later, the farmers branched out into more profitable crops such as grain, sweet potatoes, tomatoes, and later, lima beans. In addition to growing crops, farmers began to establish small dairies, plant fruit trees, and raise chickens. (See Continuation Sheet page 4).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 4 of 9

*Resource Name or # (Assigned by recorder) 3315 Fairview Road

*Recorded by: Janet Hansen, LSA Associates, Inc.

*Date: 1/20/06

☒ Continuation☐ Update

(Statement of Significance continued from page 3)

The Segerstrom Family

In 1882, Charles John (C.J.) Segerstrom, his wife Bertha, and three children immigrated to the United States from Sweden. For sixteen years, the family moved around the midwest, spending 13 years working on the railroad. Then in 1898, C.J. Segerstrom brought his family to California, after hearing reports of opportunity and fair climate from his brother in Los Angeles. When the family first arrived in Orange County, they rented 20 acres of land in Orange, which was used to grow apricots. Unfortunately, the crop yield from fruit was insufficient to supply their expanding family, and Segerstrom began to search for a more fertile piece of land. He found what he was looking for on a day trip to the Newport coast, when he came upon a 40-acre plot of land located in the near the community of Greenville.

In 1903, Segerstrom moved the family (now consisting of 11 children) from Orange to the newly leased 40 acres of land in Greenville. They moved into a two-story home on the property, located between what is now Fairview Road and Baker Street. The Segerstroms called their Greenville property Willow Springs Farm. For the next 12 years, the family operated a dairy and raised alfalfa on the farm.

In 1912, C.J. Segerstrom purchased approximately 40 acres of land across the street from their leased property from Sarah Brooks for an undisclosed sum. At the same time, he purchased the 40 leased acres (Willow Springs Farm) from Ben and Magdaline Fallert. In 1915, the one-and-one half-story Craftsman-style residence, located along the two-lane Old Santa Ana Road (now Fairview Road) was constructed. To the rear of the main home, a guest house and garage were also constructed. C.J. and Bertha Segerstrom moved into the home along with his four youngest sons (Anton, Harold, Fred, and William) and four unmarried daughters (Christine, Ida, Clara, and Ann). During this period, C.J. Segerstrom and his four sons formed a partnership that developed into one of the most successful farming enterprises in Orange County.

The family continued to operate the dairy and alfalfa fields on the Willow Springs farm property following their move to the new Segerstrom Ranch. On the new property, the family chose to follow a local trend and began farming lima beans, which had just recently been introduced to the agricultural community of Costa Mesa.

Lima bean farming was introduced to Orange County in 1893, on the Irvine Ranch when James Irvine planted a crop of lima beans as an experiment. Irvine was in search of a suitable drought-resistant crop, and the lima bean proved to be just that. By 1911, Irvine had planted 14,000 acres of lima beans, which were sold and marketed through a warehouse cooperative on the ranch. By the 1920s the Irvine Ranch contained 17,000 acres of lima beans, making it the world's leading producer of lima beans during the period.

By 1910, other farming communities throughout Orange County also began to grow lima beans. In Greenville, just northeast of the Segerstrom Ranch, the Greenville Bean Growers Association was established. A warehouse and railroad spur were built for cooperative farming and marketing. The lima beans were taken there to be cleaned and bagged for distribution. By 1918, the Segerstroms were successfully shipping their lima bean crops all over the United States and to England.

Family patriarch C.J. Segerstrom died in 1928. However, his four sons continued on with the family business, choosing to retain the company name of C.J. Segerstrom and Sons. Following their father's business advice, the Segerstroms sons continued to expand their land holdings, purchasing various plots of farm land when the opportunity presented itself. At its peak, during the late 1930s, the C.J. Segerstrom and Son's farming operations extended north to Warner Street in Santa Ana and south to Wilson Street in present-day Costa Mesa.

As its agricultural businesses expanded, the Segerstrom family remained organized, making important decisions as a group. The ranch home on Fairview Road served as the company headquarters as well as a gathering place for the family. Every day the family members would arrive at the house and change into work clothes. Three times during the work day, the family members would return to the ranch house from the fields and gather for food and breaks. In addition to offering a brief rest from the day's labors, these breaks served as a way for the family members to communicate with each other and check how other farming operations were going.

In 1928, the year the existing Western style barn was constructed on the property (replacing an earlier barn that had burned), the Segerstroms were awarded the "High Five Cows" Award for dairy production of 1,733 pounds of milk and 64.2 pounds of butterfat. The following year, Segerstrom brothers William and Fred acquired the Aliso Dairy, located on the land that now occupies South Coast Plaza. Like all the other Segerstrom businesses, Aliso Dairy listed its headquarters as the family home. The two dairies continued to receive awards for their high yields and quality production. In 1930 it was reported that the Aliso Dairy cows yielded the highest amount of butter fat for herds over 600. During the 1920s and 1930s, the family became one of the largest dairy operators in Orange County. According to Henry Segerstrom, this was because of the milking technique employed by the family. Unlike many dairies that switched to machines, the Segerstroms continued to hand milk their cows, believing the milking machines could harm the cow's udders. Dairy operations required the employment of 20 men year-round to maintain production.

At the same time that dairy operations expanded, lima bean production also flourished. According to the family, the Segerstroms were the largest independent lima bean producers in the U.S. during the 1930s and 1940s, with an estimated 2,000 acres of land devoted to farming lima beans. The family marketed and sold its crop itself to several firms who canned them for sale all over the world. At their peak, the Segerstroms produced an estimated 420,000 pounds of beans per year. The label "Grown by the Segerstroms" on the bean sacks came to represent a hallmark of pride and quality.

Dairy operations remained successful until 1942, when the Segerstroms decided to sell both dairies. The Segerstroms feared that the outbreak of WW II would leave them without a sufficient supply of employees to maintain all of their agricultural operations. Lima bean production continued throughout the war and remained the primary source of income for the family until the late 1950s. (See Continuation Sheet page 5).

CONTINUATION SHEETPrimary #
HRI#

Trinomial

Page 5 of 9

*Resource Name or # (Assigned by recorder) 3315 Fairview Road

*Recorded by: Janet Hansen, LSA Associates, Inc.

*Date: 1/20/06

☒ Continuation☐ Update

(Statement of Significance continued from page 4)

The outbreak of WW II marked the beginning of Costa Mesa's agricultural decline. The war significantly interrupted agricultural enterprises throughout Costa Mesa's farm communities as military conscription reduced the amount of available laborers to maintain large farming operations. Following the end of WW II, Costa Mesa experienced population phenomenal growth. The demand for housing and jobs was largely fueled by thousands of returning war veterans who were assisted by low-interest loans and affordable housing. This led to a residential development boom, thus further reducing the availability of agricultural lands. By the late 1950s Costa Mesa was a budding bedroom community growing at an unprecedented rate. The Segerstrom Ranch complex of buildings is one of the last remaining resources reflecting the early agricultural history of the Costa Mesa area.

By the 1950s, with a population nearly double its pre-war size, Costa Mesa moved into community development. The agricultural fields were soon replaced with new housing subdivisions, businesses and shopping centers as Costa Mesa welcomed its new growth. Real estate values began to increase as the demand for development continued.

The Segerstroms' first commercial development activities began in 1948 with the purchase of a 76-acre parcel between Harbor Boulevard and Fairview Road. The property was once part of the Santa Ana Army Air Base. Following WW II, the army base was no longer needed by the military and it was closed. In addition to prime farmland, the property contained 12 storage buildings consisting of 110,000 square feet of warehouse space and 2.5 miles of railroad spur that connected to the lima bean warehouse in Greenville.

The Segerstroms wanted to try and lease the storage warehouses. After several unsuccessful attempts by outside brokers to rent the buildings, a young Henry Segerstrom (son of Anton and grandson of C.J.) stepped in and took over as the family real-estate broker. Shortly after taking the job, Henry Segerstrom had all of the warehouses leased, and the Segerstrom family was officially in the commercial development business. The family continued to expand this business, gradually developing their farmland into retail and commercial developments.

In 1959, the Segerstroms built their first commercial development, the Mesa Verde Shopping Center. By the 1960s the family was completely submerged in the development business. In 1962, the business operations of C.J. Segerstrom and Sons were moved out of the family ranch home, and a new Modern style office building was constructed on the property.

In 1953, the same year Costa Mesa Incorporated, planning began for the San Diego Freeway. Realizing the new freeway's potential as a boost to their commercial developments, the Segerstroms retained land-planning consultant Harry Evans Terrill to convince the State of California to bring the freeway through the new City of Costa Mesa. The State Division of Highways originally intended to lay the freeway farther north than Costa Mesa, in a northwest direction through Fountain Valley. However, through negotiations and meetings, Terrill successfully convinced the State Division of Highways to change the freeway's alignment and move it to the south through Costa Mesa along an east-west path. In return for laying the freeway through Costa Mesa, the Segerstroms gave the State of California fifty acres of land for freeway right-of-way (Wilson 2000:142-148).

Securing the path of the freeway alignment through Segerstrom property brought fortune to the family business. Shortly after the freeway alignment was determined the Segerstroms were contacted by several large department store chains seeking locations to build new stores. These meetings led to the negotiations that would eventually develop into South Coast Plaza. Built in 1967, South Coast Plaza would become the largest shopping center in Orange County.

The Segerstroms became one of the most successful land developers in Orange County, particularly in Costa Mesa. In addition to being one of the largest building and development magnates of the twentieth century, the Segerstrom family also became one of the largest charitable donors in Orange County history. The Segerstrom family has made charitable contributions to: Orange Coast College, the Orange County Performing Arts Center, the Bowers Museum, Girl Scouts of America-Orange County Chapter, Boy Scouts of America-Orange County Chapter, and the Orange County Fairgrounds. (See Continuation Sheet page 6).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 6 of 9

*Resource Name or # (Assigned by recorder) 3315 Fairview Road

*Recorded by: Janet Hansen, LSA Associates, Inc.

*Date: 1/20/06

☒ Continuation

☐ Update

(Statement of Significance continued from page 5)

Residential Architecture/Craftsman Style

The Segerstrom House is significant within the architectural evolution of the Costa Mesa area as a rare remaining and good example of Craftsman residential architecture. The Craftsman style, as it was characterized by writer Una Nixon Hopkins in 1908, developed during the Arts and Crafts period and has become strongly identified with Southern California's Arts and Crafts architecture. When applied to the design of a one-story or one-and-one-half-story dwelling, it is called a Craftsman bungalow.

Originating in England during the second half of the nineteenth century, the Arts and Crafts movement was born out of a reaction to the deleterious effects of industrialization on the quality of manufactured goods and the separation of the worker from his/her product. The father of the movement, William Morris, espoused a return to the supposed simplicity of preindustrial times, as a counter to the excesses of the Victorian period, when handicrafts displayed personal involvement in the products of a laborer's work.

Two Americans who most explicitly followed Morris were Elbert Hubbard and Gustav Stickley. Hubbard was the founder of an Arts and Crafts community called the Roycrofters, located in East Aurora in upper New York state. Stickley was a furniture manufacturer and publisher of The Craftsman magazine, the chief organ of the Arts and Crafts movement in America (published between 1901 and 1916).

Craftsman architecture generally stresses the natural beauty of wood, the relationship of a building to its surrounding landscape, and the use of secondary materials such as stone and brick. The distinctive exterior features of the Craftsman bungalow include a front porch, usually with a shallow pitched gable roof. The surface of a Craftsman bungalow is usually shingles, clapboard stained, or weathered brown. Occasionally stucco is used on the chimney or foundation. The main body of the house, also with a pitched roof, rises slightly above this porch. Typically the proportions of the houses are wide and low, effectively conveying a gravity-bound character to the dwellings. This feature assumes mannered proportions when stone or stuccoed piers are thickened under the weight of large wooden beams and rafters that support thin, albeit broad, roof planes. Where there is a half-story, it is usually surrounded by windows or fronted by an open sleeping porch.

The bungalow floor plans included L-shaped, U-shaped, square, or rectangular, but all made the living room the focal point. Normally, most of the functions of living, sleeping, eating, and other utilitarian accommodations were on the first floor for the purposes of convenience and safety. The dining room was not only associated with a kitchen, but also served as a connection with bedrooms and a bathroom. In order to attain efficiencies of space, there were few halls. One usually entered the house directly into the living room. If there were two or more bedrooms a short hall accesses these rooms and the bathroom, of which there is usually only one.

The Segerstrom House was constructed in 1915 as part of the family ranch. It is a good example of a Craftsman bungalow in the Costa Mesa area. Character-defining features associated with the style include the wood clapboard siding, full-width front porch supported by large brick masonry piers, a trellised porte cochere, wide overhanging roof eaves with exposed rafter tails and decorative roof brackets, and the ample use of multipaned casement and double hung windows to promote air circulation. The associated garage and guest house, though simple, echo the architecture of the house in the use of Craftsman details.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

CONTINUATION SHEET

Trinomial

Page 7 of 9

*Resource Name or # (Assigned by recorder) 3315 Fairview Road

*Recorded by: Janet Hansen, LSA Associates, Inc.

*Date: 1/20/06

☒ Continuation

☐ Update

(References continued from page 2)

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary # _____

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Trinomial _____

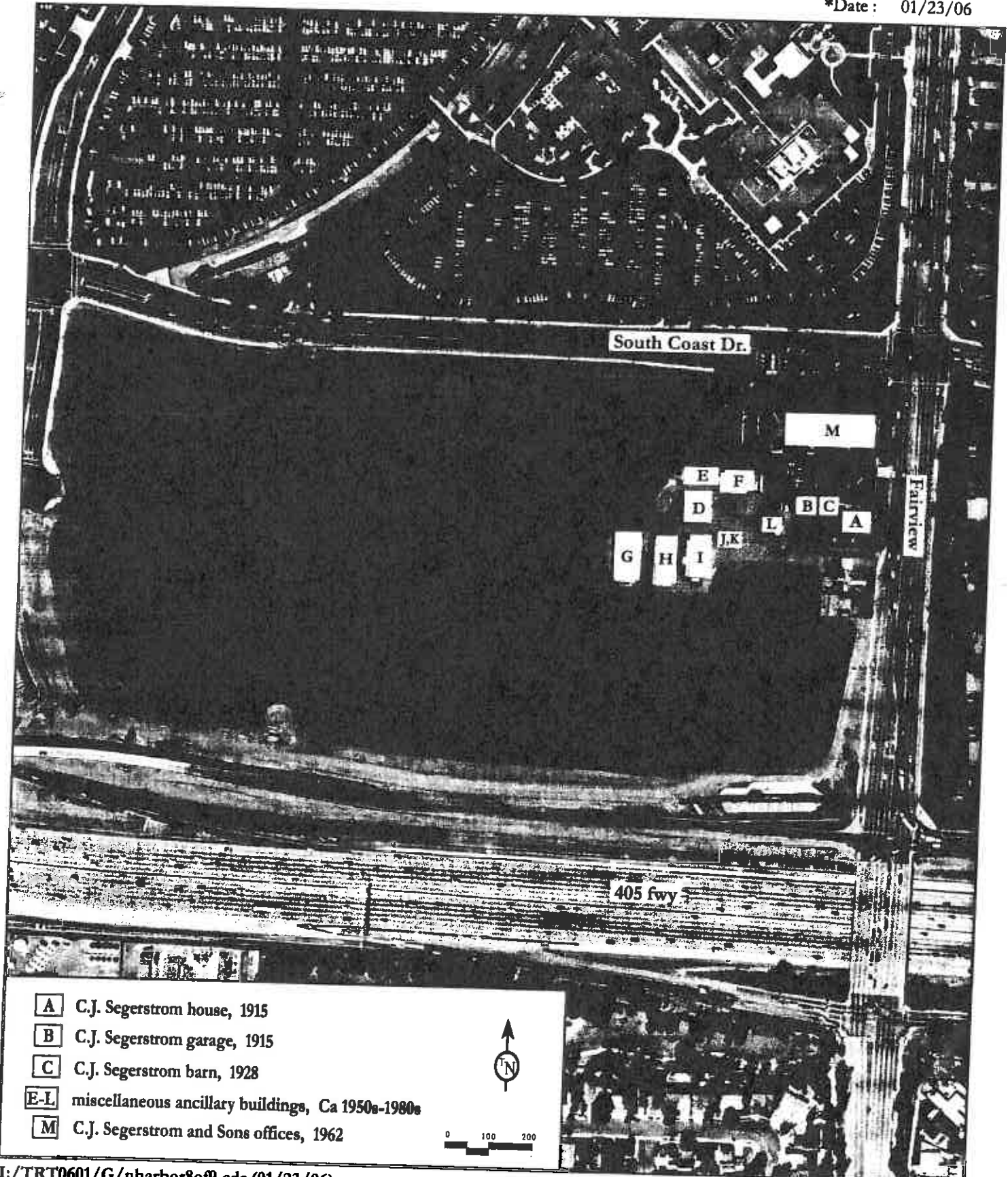
Page 8 of 9

*Resource Name or #

3315 Fairview Rd.

*Drawn By: D. Cooper

*Date: 01/23/06



State of California - The Department of Transportation

DEPARTMENT OF TRANSPORTATION

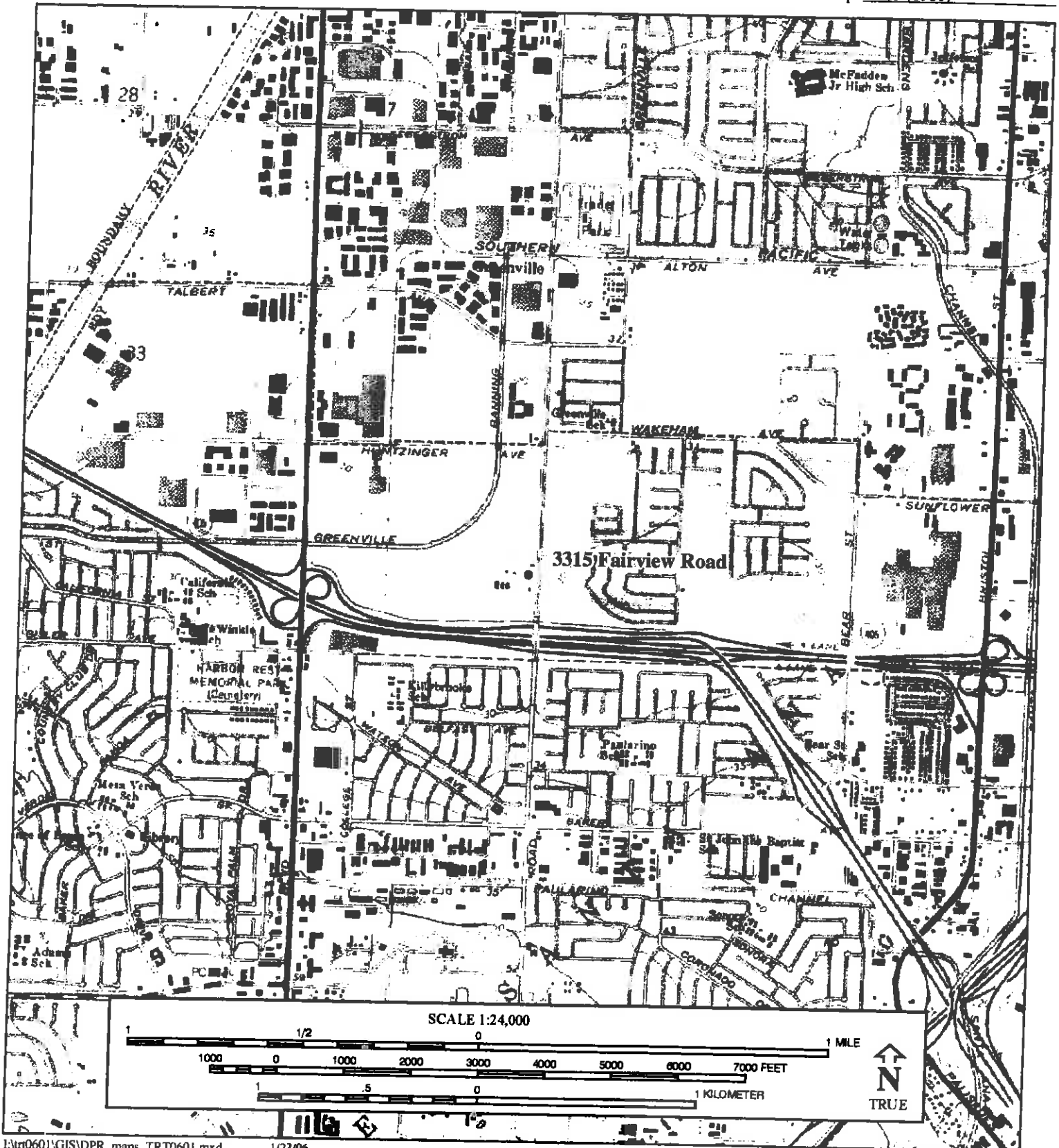
LOCATION MAP

Page 9 of 9

*Resource Name or # (Assigned by recorder) **3315 Fairview Road***Map Name: USGS 7.5' Quad, NEWPORT BEACH, California

*Scale: 1:24,000

*Date of Map: 1965 (1981)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 3S

Other Listings
 Review Code _____ Reviewer _____ Date _____
 Resource Name or #: (Assigned by recorder) Segerstrom Barn

Page 1 of 3

P1. Other Identifier: Segerstrom Farm Complex
 P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ;
 c. Address: 3315 Fairview Road City Costa Mesa Zip 92627
 d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
 e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 140-041-55

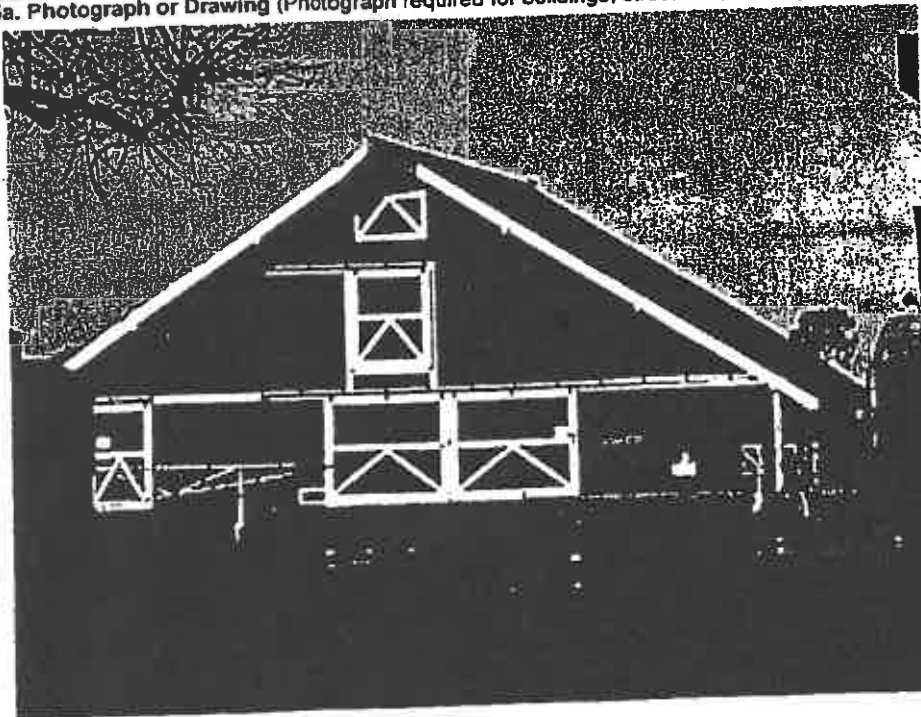
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This visual landmark is distinguished by its unique composition and exterior paint color. Situated at the rear of the Segerstrom residence, off Fairview Road, this A-frame barn is primarily square in plan and is of wood frame construction. Better known as a Western Barn, this massive structure is capped with a long, low-pitched, sweeping front facing gable roof which nearly extends to the ground. The primary (east) elevation is punctuated by large, sliding wagon doors and openings to the hay loft. The structure is devoid of fenestration. White trim highlights the exterior red color. The barn is situated amongst an active working farm.

P3b. Resource Attributes: (List attributes and codes) HP4 - Ancillary Building

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
 (View toward west). Photo No: 1-3, 1/21/99

P6. Date Constructed/Age and Sources:
 Prehistoric ☐ Historic ☐ Both ☐

1928

P7. Owner and Address
 Private

P8. Recorded by: (Name, affiliation, and address)

Jan Ostashay
 PCR,
 233 Wilshire Blvd., Suite 130,
 Santa Monica, CA 90401

P9. Date Recorded: 7/6/99

P10. Survey Type: (Describe)
 City-wide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments NONE Continuation Sheet
 Location Map ☐ Building, Structure, and Object Record
 Sketch Map ☐ Archaeological Record

District Record
 Linear Feature Record
 Milling Station Record

Rock Art Record
 Artifact Record
 Photograph Record

Other: (List)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #

HRI #

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code

3S

Resource Name or #: (Assigned by recorder)

Segerstrom Barn

B1. Historic Name:

B2. Common Name: Segerstrom Barn

B3. Original Use: Barn

B4. Present Use: Barn

B5. Architectural Style: Western Barn

B6. Construction History: (Construction date, alterations, and date of alterations)

*This barn constructed in 1928, replaced the first barn on the site which burned down.*B7. Moved? ☐ No ☐ Yes ☐ Unknown ☐ Site:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

B10. Significance: Theme: Agricultural Development

Area: Costa Mesa

Period of Significance: 1928

Property Type: Barn

Applicable Criteria: A & C

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Segerstrom barn appears eligible for the National Register of Historic Places under Criteria A and C at the local level of significance, as an embodiment of the importance of the Segerstrom Family to the local and county agricultural industry and real estate development. In addition, the barn's overall quality of design, construction, and craftsmanship is of local significance. It is an intact, excellent example of the Western Barn style, unusual for the Costa Mesa and southern California areas. In view of its potential eligibility for the National Register the barn also appears eligible for listing in the California Register of Historical Resources and appears eligible for separate listing or designation under an existing local ordinance.

Charles John Segerstrom completed his barn in 1928. This was the second barn having replaced the original when it burned to the ground. C.J. Segerstrom, a hard working farmer who along with his family would become a seminal figure in the progress of both Santa Ana and Orange County. Segerstrom built the sturdy, two-story residence by the 40 acres of lima bean fields he diligently plowed and planted. Five decades later, on a parcel of land one-half mile east the Segerstroms would erect the showplace South Coast Plaza, not only the largest indoor shopping center in the Southland, but a merchandising concept that influenced the buying and recreational habits of millions.

Segerstrom emigrated from Sweden in 1882 without the funds necessary to pursue his vocation: farming. Instead, he worked on a Minnesota railroad line for sixteen years before deciding to venture west and return to the soil; establishing an orange grove in old Newport, just south of Costa Mesa (See Continuation Sheet 3 of 3).

B11. Additional Resource Attributes: (List attributes and codes)

HP4 - Ancillary Building

HP33 - Farm/ranch

B12. References:

County Tax Assessors Records; Sanborn Maps; Building Permits;
Costa Mesa Public Library; Los Angeles Public Library; Costa Mesa
Historical Society; *A Slice of Orange*

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: Jan Ostashay

Date of Evaluation: 7/6/99

(This space reserved for official comments.)

CONTINUATION SHEET

Page 3 of 3 Resource Name or #: (Assigned by recorder) Segerstrom Barn
Recorded by: Jan Ostashay Date 7/6/99 ☒ Continuation ☐ Update

B10. Significance

Only 19,696 people resided in all of Orange County at the time, according to the 1898 census. But land was plentiful and the earth, as well as opportunity, was rich in that region which was destined to become one of the nation's leading agricultural areas.

By 1900, Segerstrom had moved his family into forty leased acres in Greenville, now part of Santa Ana, along the northern border of Costa Mesa. Doing extremely well, he was able to purchase the plot of land outright a dozen years later. Toward the end of World War I, he sowed what would become the Segerstrom family's economic base for generations, the common lima bean. The family farming enterprise was now known as C.J. Segerstrom and Sons. From dawn to dusk he and his sons cultivated the fields with horse and mule and later with crawler tractors. His hard work paid off. By the mid-1930s, in addition to amassing one of the largest dairy herds in the county, the Segerstrom family ranked as the nation's leading independent grower of premium lima beans. Produce brokers recognized the family for the integrity implicit in the maxim that governed their business: "If the beans aren't the best, don't ship them."

Eventually, Segerstrom was joined in business by four of his sons, William D., the eldest; Anton H. Fred; and Harold T., who later collectively became well-known in farming activities as the Segerstrom Brothers. The visible imprint of the Segerstrom family was not felt on the region until the years following World War II. Their decision to acquire, in 1948 at public auction, the warehouse area of the former Santa Ana Army Air Base, was a combination of prescience and good fortune. It signaled a shift of interest that propelled them into the forefront of Orange County's commercial and industrial growth. It was in 1948, that Henry joined the business with his father, Anton and uncles. In 1949, Harold Jr., also came on board. Gradually, they parlayed that initial purchase of twelve warehouses and two-and-a-half miles of railroad track on seventy-six acres into a formidable tract known as the Segerstrom Industrial District.

With profits realized from these operations the heirs of the "Lima Bean King," as the obituaries called C.J. Segerstrom upon his death in 1928 at the age of 72, turned to developing other real estate projects that enriched not only themselves, but the community as well. Notable among these was Santa Ana's first high-rise, the seven-story United California Bank at 10th and Main Street.

In terms of sheer magnitude, however, nothing could come close to paralleling the vast South Coast Plaza shopping center, flush on the Santa Ana/Costa Mesa border. The modernistic enclosed marketplace opened in 1967, and the two-story complex initially contained two department stores and over seventy specialty shops in more than a million square feet of weather-controlled space. If stood on end, both mall levels would soar 1,700 feet above its park-like, sixty-six acre setting. The equivalent of a 120-story building. Eight of Segerstrom's great-grandchildren were among those present on March 15, 1967, for the ceremonial ribbon-cutting signifying this first, \$56 million phase of a \$300 million development that bridged the past, present and future, and represents a complete cycle of land use from agriculture to commerce.

Since then, the Segerstroms have plowed under additional lima bean lands to add many of the improvements indicated in their original master plan. Three sixteen-story office buildings, numerous financial buildings, and a seventeen-story hotel that all enhance what is the area called South Coast Plaza Town Center. In the late 1970s, the Segerstroms donated a five-acre Town Center site for the \$50 million Orange County Performing Arts Center.

On the present site of the Segerstrom headquarters, at the corner of Fairview Road and Sunflower Street, this barn built in 1928 still stands as does the large wood frame house built in 1915.